

**MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON
WEDNESDAY DECEMBER 16, 2015 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.**

CHAIRMAN: Alfonso E. Ortiz, Jr.

COMMISSIONERS: Joey Herrera
David Romero
Vince Howell
Ember Davis
Tonita Gurule-Giron

ALSO PRESENT: Pamela Marrujo, Housing Director
Barbara Padilla, Housing Manager Supervisor
Dave Romero, City Attorney
Elmer Martinez, City Manager

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Chairman Ortiz Jr. asked for a moment of silence. As the climate is changing and we experience terribly cold days, let us keep in mind those people that are suffering from cold or hunger. If there is anything we can do to assist them. Any little bit of help would do it. If we can, make a contribution to help a family with a few dollars or a service. This is what life is all about.

APPROVAL OF AGENDA

Commissioner Joey Herrera made a motion to approve the agenda as is. Commissioner Vince Howell and Commissioner David Romero seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Joey Herrera	Yes
Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

APPROVAL OF MINUTES

Commissioner Joey Herrera made a motion to approve the minutes of November 18, 2015. Commissioner David Romero seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner Vince Howell	Yes
Commissioner Joey Herrera	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes

Barbara Padilla re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time.

PRESENTATION

Finance Director Ann Marie Gallegos presented the Housing Financial report thru November 30, 2015. 42% of the year lapsed. The HA has received 47%. A lot of that is due to the Dwelling rent that has increased as well as transfers that averaged out to 47%. The expenditures are at 33%, which is well in line with the budget.

Commissioner Howell asked Finance Director Gallegos to re-explain the dwelling rent at 56%. Finance Director Gallegos asked Housing Director Marrujo to explain it. Director Marrujo explained that the HA is scheduled to have collected \$162,200 year to date, however, the HA has collected about \$60,000 more. Part of that is because the HA is renting to more families that have income, have jobs, and are therefore paying more rent. Rather than renters who have no income and are given a check for utilities. The HA budgeted conservatively at \$390,000 for the year. However, it looks like the HA is going to exceed that by about 40 to 50 thousand dollars this fiscal year.

Chairman Ortiz Jr. stated to make sure and keep a balance and not deprive lower income people from coming in to Housing. It's good to have a mix but not if it defeats the purpose of low income Housing. Chairman Ortiz Jr. stated there should be a grandfather clause stating people coming in now would be given 6 months to move out if they exceed the income limit. Director Marrujo stated that there are income thresholds that households have to meet in order to qualify for the program. If they are over the income limit they are automatically disqualified from entry into the program. Rents are adjusted according to their income.

Commissioner Gurule-Giron mentioned that there was a news clip that came out with regards to the income. She stated that yes, Public Housing was created for the purpose of helping low income families. She stated she has a huge concern as do a lot of people in the community about renting the homes out regardless of the threshold, to higher income families. She stated that there is a huge concern in the community that we are not using it for its initial intent. Commissioner Gurule-Giron stated there are regulations that must be adhered to from the onset. She stated that if people are over the income, they must be given a notice to move out of the low income Housing units.

Director Marrujo explained that HUD is saying that is something we cannot do. When applicants come into the program, they need to meet that income threshold according the size

of family they have. If they come in under the program and they get a better job or their spouse gets a better job, the HA cannot evict them out for income reasons. Commissioner Gurule-Girron asked Director Marrujo if she was saying you can have families making 80 to 100 thousand dollars a year, which she states is probable for families with two incomes, and we will continue to maintain them there when we have families with 3 or 4 children who are making 20 to 25 thousand dollars a year. Director Marrujo explained that the HA cannot penalize a family because they get a better job. That is what the program is meant for, to be a stepping stone, to help families in a time of need. If in time they are able to afford a home on their own, they will take that step to do so at that time. Our intention is to help low income families that need that head start, but if they better themselves in the process we cannot penalize them, and that is a HUD regulation. Commissioner Gurule-Girron stated that the bottom line is if she was making \$100,000 a year, got grandfathered in and paid \$100 a month, she would pocket the rest in investments and probably stay there for 20 years. Director Marrujo stated that Chairman Ortiz Jr. mentioned having a grandfather clause, however, that was an option he wanted mentioned to HUD, but it is not something that is currently in place.

HOUSING DIRECTORS MONTHLY REPORT

Housing Director Marrujo reported to commission that last month she mentioned she would have dates available of the public input meetings regarding the De minimus project. There will be two meetings, both held at the Housing Authority conference room. One on February 4, 2016 at 3:00 p.m. and one on February 16, 2016 at 5:30 p.m. The HA will also be having Resident Advisory Board (RAB) meetings in between those dates as well.

Director Marrujo stated that the commission approved the HA's annual plan previously. In the annual plan, the HA has a plan to go "Smoke Free". Becoming a Smoke Free Housing Authority has many benefits. Number one would be health reasons, two, to avoid fires, and three, to reduce maintenance costs. At the time it was put into the annual plan, going "Smoke Free" was on a voluntary basis. Now HUD is in the process of finalizing a rule which will require Housing Authorities to go "Smoke Free". It will now become mandatory. As soon as HUD finalizes that rule, we will have 18 months to implement it. Our goal for Las Vegas Housing Authority is to go smoke free by January 2017. This will give us time to engage the residents, get their input, develop policies for it and solicit the public and get Board Commission approval. This will be coming up in the near future.

Director Marrujo provided the commission with a handout for the "Lead the Way" for their information.

Commissioner Howell asked Director Marrujo if there have been any complaints in regard to the heating in the units and if so are we taking care of those complaints. Director Marrujo stated the HA has had a number of work orders for lighting furnace pilots now that it has become more frigid. Anytime a tenant calls that they need their pilot lit or their furnace is not working, maintenance goes out right away to fix the issue. Heaters/furnaces are also replaced as needed.

BUSINESS ITEMS

No business items

COMMISSIONERS REPORT

Commissioner Joey Herrera wanted to wish Happy Holidays to Director Marrujo and her staff, stating she has done an excellent job this year. Continue the good work and we look forward to seeing what you have planned for 2016-2017 .

Commissioner Vince Howell reiterated what Commissioner Herrera stated. He stated, tis the season to be caring for others and we just need to make sure our consumers in Housing are kept warm throughout the season. There are a lot of people out there that may not have the heat to stay warm. He thanked Director Marrujo for all her hard work.

Commissioner Gurule-Giron stated to continue working toward improving her department and Merry Christmas to everyone.

Chairman Ortiz Jr. wished Happy Holiday's to every employee. He stated he is very proud of the fact Director Marrujo and her team are doing what they are doing. He stated he has not had any complaints from tenants that things are not going well at Housing. Overall it seems like things are going very good and he wants his appreciation conveyed to all the staff on behalf of the governing body.

EXECUTIVE SESSION/CLOSED SESSION

No need for executive session.

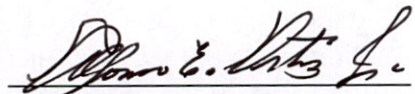
ADJOURN

Commissioner Joey Herrera made a motion to adjourn the meeting. Commissioner Ember Davis and Commissioner Vince Howell seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

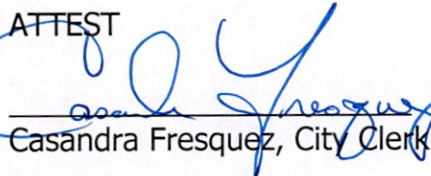
Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Ember Davis	Yes
Commissioner Joey Herrera	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.



Chairman Alfonso E. Ortiz Jr.

ATTEST



Casandra Fresquez, City Clerk